

## Stark County Planning and Zoning Commission Minutes

April 30, 2020  
3:00 PM

Chairman Dean Franchuk called the meeting of the Stark County Planning and Zoning Commission to order. Chairman Dean Franchuk, Carla Arthaud, Scott Decker, Daneen Dressler, Kurt Froelich, Sue Larsen and Sarah Trustem were present, and absent were Sandra Kuntz and Richards. Also present were County Planner Steve Josephson and Nicole Roberts of the Auditor's office as well as States Attorney Tom Henning.

Kurt Froelich moved to approve the minutes from the January 2, 2020 meeting. Carla Arthaud seconded. All voted Aye and motion carried.

Chairman Franchuk opened the public hearing for **VAR 01-20-Jason Hurt**. The request for variances to the maximum square footage requirement for an accessory structure, to allow an accessory structure in the front yard, and to the maximum height of an accessory structure. The property is located at 10380 35R Street SW on Lot 5 Block 1 of Green River Estates Subdivision and is approximately 11.85 acres.

County Planner Steve Josephson informed the Planning and Zoning Commission that a variance to the maximum height was not necessary.

Chairman Franchuk asked anyone to speak either for or against the Jason Hurt variance requests. Kyle Kuntz asked a series of questions but did not object. Chairman Franchuk closed the hearing.

**Carla Arthaud moved to recommend to the Stark County Board of Commissioners the approval of VAR 01-20** for a variance to the maximum square footage requirement for an accessory structure and a variance to allow an accessory structure in the front yard for **Jason Hurt** on a 11.85-acre property is located at 10380 35R Street SW on Lot 5 Block 1 of Green River Estates Subdivision.

Scott Decker seconded. Roll call vote. All voted Aye and the motion carried.

**STAFF RECOMMENDATION:** Approval of the proposed variances based upon the findings listed in the staff report and subject to the following conditions;

1. **The detached accessory structure shall be limited to 2,800 square feet.**
2. **The detached accessory structure shall be generally located as shown on the site plans submitted with the variance application received by Stark County on March 10, 2020; and**
3. **The exterior of the detached accessory structure shall generally match the outside appearance of the primary residence.**

Chairman Franchuk opened the public hearing for **VAR 0-20-Dallon Buchanan**. The request for variances to the maximum square footage requirement for an accessory structure and to the maximum height of an accessory structure. The property is located at 10715 30F Street SW on Lot 6 Block 1 of Jackrabbit Flats Subdivision and is approximately five acres.

Chairman Franchuk asked anyone to speak either for or against the Jason Hurt variance requests. Chairman Franchuk closed the hearing.

**Sue Larsen moved to recommend to the Stark County Board of Commissioners the approval of VAR 02-20** for a variance to the maximum square footage requirement for an accessory structure and a variance to the maximum height of an accessory structure for **Dallon Buchanan** on a five-acre property located at 10715 30F Street SW on Lot 6 Block 1 of Jackrabbit Flats Subdivision.

Sarah Trustem seconded. Roll call vote. All voted Aye and the motion carried.

**STAFF RECOMMENDATION:** Approval of the proposed variances based upon the findings listed in the staff report and subject to the following conditions;

1. **The detached residential accessory structure shall be limited to 3,500 square feet.**
2. **The detached residential accessory structure height shall be limited to 22 feet.**
3. **The detached residential accessory structure shall be generally located as shown on the site plans submitted with the variance application received by Stark County on March 10, 2020; and**
4. **The exterior of the residential detached accessory structure shall generally match the outside appearance of the primary residence.**

#### Planner Items

County Planner Steve Josephson stated he would be sending proposed changes to the Zoning Ordinance regarding both accessory dwelling units and residential accessory structures to commissioners for their review and comment.

Daneen Dressler moved to adjourn. Scott Decker seconded.